

Burlingame

Historical District

Designated Historical Sites as of May 2002

DESIGNATED PROPERTIES

The historical forms that follow are original historical forms submitted for designation, on file in the City's Historical Landmark Files. DPR forms for Historical Resources Board Site(s) #438, #454, and #457 refer to the original historical documents also on file in the City's Historical Landmark Files.

[illegible]

Other Listings _____

1. Resource Identifier: APN 539-044-01
2. Location: a. County San Diego and (Address and/or UTM's. Attach Location Map as required.)
b. Address 3105 Kalmia Street City San Diego Zip 92104
c. UTM: USGS Quad _____ (7.5'/15') Date _____; Zone _____, _____ mE/ _____ mN
d. Other Locational Data (e.g., parcel #, legal description, directions to resource, additional UTM's, etc., when appropriate):

Burlingame, Block B, Lot 1, APN 539-044-01

3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

See Attached Report

4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

6. Date Constructed/Age:

☐ Prehistoric ☒ Historic ☐ Both

1913 Per Notice of Completion

7. Owner and Address:

Charlotte and Derek Deckhut
3105 Kalmia Street
San Diego, CA 92104

5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



8. Recorded by (Name, affiliation, and address):
Beth Montes
2850 Cedar Street
San Diego, CA 92102

9. Date Recorded:
July 25, 2001

10. Type of Survey: ☐ Intensive
☐ Reconnaissance ☐ Other

Describe:
N/A

11. Report Citation (Provide full citation or enter "none."):
Donald P. Covington,
Burlingame The Tract of
Character 1912-1929

- Attachments: ☐ NONE ☐ Map Sheet ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

B1. Resource Identifier: 3105 Kalmia Street, APN 539-044-01

B2. Historic Name: Benbough/DuVall House

B3. Common Name:

B4. Address: 3105 Kalmia Street, San Diego, CA 92104

City: San Diego County: San Diego

Zip: 92104

B5. Zoning: Residential SF B6. Threats:

B7. Architectural Style: Prairie/Craftsman

B8. Alterations and Date(s):

Back balcony enclosed sometime after 1940

B9. Moved? ☐ No ☐ Yes ☐ Unknown Date: _____ Original Location:

B10. Related Features:

Related features on the property include a detached garage

B11. Architect: William Wheeler

Builder: W.A. McIntyre/Russell Brothers

B12. Historic Attributes (List attributes and codes):

B13. Significance: Theme Architecture

Area San Diego

Period of Significance 1910's

Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Category A: Percy Benbough

Category B: Architecture, Architect - William Wheeler

B14. References:

Donald P. Covington, The Tract of Character
1912-1929

(Sketch Map with north arrow required.)

B15. Evaluator: Beth Montes

Date of Evaluation: July 25, 2001

(This space reserved for official comments.)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date July 2000
*Resource Name or #: (Assigned by recorder) Benbough/Adams House

Page 1 of 5

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *

a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date: 1975 T 16S; R 3W 1/4 of Sec; B.M.: _____

c. Address: 3147 Kalmia Street City San Diego Zip: 92104

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Burlingame, Block B, Lot 5, APN# 539-044-05

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This 3-story early International/Modern style house is located in the Burlingame neighborhood, and is an integral part of that area's early development which commenced in 1912. This structure, one of ten built by Seattle contractor, A.B. McIntyre, was owned by his son, William A. McIntyre. All ten residences in Block B are creative and innovative structures, but this one seems to be the most outstanding because of its cubistic and modern architectural design. Severely altered almost beyond recognition in 1998, the current owner has restored the dwelling to close to its original 1913 condition. Constructed of stucco and redwood, the house rests on a concrete foundation. Five bold, plain stucco columns dominate the front facade. (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) Single Family Residence-HP2



P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District
☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) North facing facade, June 8, 2000, #10

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1912-1913 per Building Permit and Notice of Completion

*P7. Owner and Address:
Malcolm Orien Stallings III
3147 Kalmia Street
San Diego, California 92104

*P8. Recorded by (Name, affiliation, and address): Kathleen Flanigan
1927 Chicago Street, Unit B
San Diego, California 92110

*P9. Date Recorded: July 2000

*P10. Type of Survey: (Describe) N/A

*P11. Report Citation (Cite survey report and other sources, or enter "none".

Donald P. Covington, Burlingame The Tract of Character 1912-1929

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 5 *Resource Name or # (Assigned by recorder) Benbough/Adams House
*Recorded by Kathleen Flanigan Date July 2000 ☒ Continuation ☐ Update

*P3a.

A concrete walkway fills the space between the columns and front facade on the ground level, and a veranda is located on the second floor with redwood panel infills. A third floor sunroom projects from the flat, parapetted roof framed by a plain stucco cornice. A large wood door with leaded glass lights, flush with the front facade leads to the living quarters. The plain fixed sidelights will be replaced by multi-paned leaded glass windows which will match the originals. Abundant double hung wood sash windows surrounded by redwood moulding admit abundant light. Stucco pilasters, interspersed with redwood clapboard siding, appear on the three other facades. A plain stucco chimney projects through the roof and is attached to the third-story sunroom. A stained glass window and French doors to the left of it on the second story of the front facade were added after 1916 and will be retained. The sun room enclosure off the master bedroom to the right of the veranda was installed in 1916, and will also be kept. Otherwise, the house has been stripped of its insensitive stucco plaster and Spanish Eclectic elements applied between 1916 and 1998. The current owner has reinforced all wood framing, restored the original redwood siding, removed aluminum windows, restored or replaced wood sash windows, and returned the home to close to its 1913 appearance.

This house exhibits a modernity unmatched by other buildings in San Diego of the time. Reminiscent of the work of Richard J. Neutra and R.M. Schindler, the structure predates their California designs by more than a decade. The dwelling seems to balance the horizontal and the vertical in a stunning approach to architecture which has no equals or comparisons, in 1913 or to this day.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

Primary # _____
HRI# _____

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) Benbough/Adams House

B1. Historic Name: Percy J. Benbough/John R. Adams House
B2. Common Name: _____
B3. Original Use: Residence B4. Present Use Residence
*B5. Architectural Style: International/ Modern
*B6. Construction History: (Construction date, alternations, and date of alterations)

The house was built in 1912-1913 in a very early International/Modern style. In 1916, it was altered to reflect the Spanish Eclectic style by owner Percy J. Benbough. Changes in 1916 included the addition of a tile shed roof at the front entrance, arches placed along the front walkway, enclosure of a portion of the veranda for use as a sunroom, and application of stucco over redwood siding. (See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

*B8. Related Features:

B9a. Architect: Unknown B9b. Builder: Russell Brothers

*B10. Significance: Burlingame Development/Early International Modern Architecture Area: Burlingame

Period of Significance 1912-1943 Property Type Residence Applicable Criteria HP2
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is important under Criterion C because it represents an outstanding example of early International/Modern architecture, rare for its 1912-1913 period of creation. The house is important under Criterion B because it is associated with prominent local individuals: Percy J. Benbough, superintendent of the San Diego Fire Department, city councilman, and businessman at the time he resided at this address, who became mayor of San Diego in the 1930s; Harry A. Guthrie, the secretary-treasurer of the Marston Store, a prominent mercantile establishment in San Diego, when he lived here from 1934-1938; and John R. Adams, San Diego State College English and humanities professor who became English department head during his tenure here, and for whom a major building at the university is named.

William A. McIntyre, son of A.B. McIntyre, who initially purchased Block B, Lots 1-10, in Burlingame in May 1912, owned the lot this house was built upon from 1912-1913. Along with his father and four brothers, the McIntyres were well-known Seattle contractors and builders who had erected 200 of the "most fashionable dwellings" on Capital Hill before coming to San Diego. Construction started on W.A. McIntyre's house on Block 5 in July 1912, as a building permit for a \$6,000, 8-room residence was issued them. However, the grandiose McIntyre building scheme on this block ran into trouble shortly after it began. A November 17, 1912 San Diego Union article promoting Burlingame showed W.A. McIntyre's house still under construction. After close to a year, a notice of completion was filed on the home on May 22, 1913, by Samuel Landswick, the secretary of the Central Mortgage and Investment Company. This document indicated that the dwelling on this lot, and those on lots 1, 3, 4, and 6 were also finished at the same time by local builders, the Russell Brothers, who had commenced work on them on March 15, 1913.

A San Diego Historical Society photograph taken in 1913 shows a completed, cubistic, very modern three-story structure on this lot, built of stucco and redwood. Placed on a concrete foundation, the building featured massive plain stucco columns in the front with a veranda on the second story accentuated with redwood infills, and a concrete walkway on the first level. The remainder of the house exhibited redwood siding inserted between plain stucco pilasters. Abundant redwood moulded double-hung windows admitted light into the dwelling on all floors. A large wooden door with leaded glass lights opened into the first floor living spaces. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP2

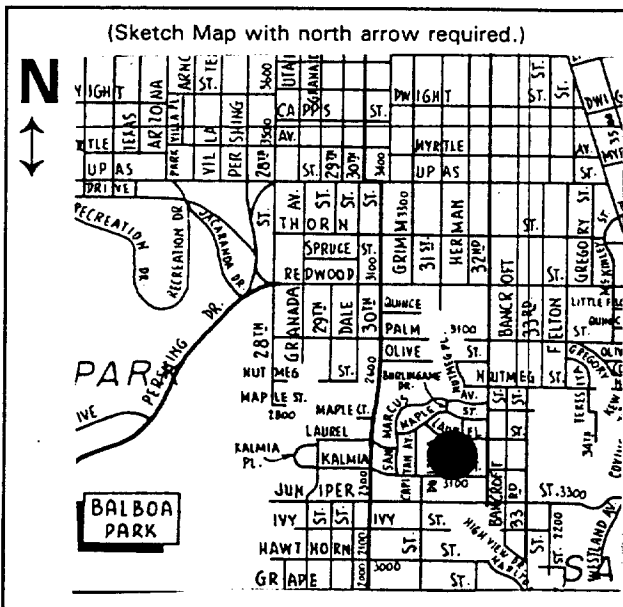
*B12. References: (See Appendix)

B13. Remarks:

*B14. Evaluator: Kathleen Flanigan

Date of Evaluation: July 2000

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 *Resource Name or # (Assigned by recorder) Benbough/Adams House
Recorded by Kathleen Flanigan Date July 2000 ☒ Continuation ☐ Update

*B6

Between 1916 and 1998, the house experienced numerous alterations: the addition of a stained glass window and conversion of a double hung window into a French door on the second story of the front facade, the enclosure of the veranda and front walkway with aluminum windows—some covered with wrought iron grilles, the removal of windows on the west facing facade, the movement of the front door to a position flush with the front enclosed walkway, the installation of a covered porch at the rear, and an addition on the east facing facade at the front of the house. Between 1998 and 2000, the current owner, Malcolm Stallings, has utilized historic photographs and worked diligently to restore the home to its 1913 condition. He has removed the layers of stucco applied over the years, replaced rotted wood framing, re-stuccoed the exterior, and uncovered the original redwood clapboard siding which provides a dramatic contrast to the white stucco pilasters on three facades of the house, and accentuates the second floor veranda. He has restored, repaired or replaced the redwood moulding which surrounds the double-hung wood sash windows. Mr. Stallings has retained the second floor added stained glass window and the French doors on the second floor veranda, as well as the sunroom enclosure off the master bedroom to the right of the veranda. Four windows which had been plastered over have been uncovered and restored, and a redwood cap on the bottom stem wall has been rebuilt of 2x12 rough-cut redwood, utilizing historic photos as a guide. The owner's next challenge is to plant historically appropriate shrubs, flowers, and trees.

*B10

Originally two fixed multi-paned leaded glass windows flanked the doorway. (They will be replaced by the current owner.)

This home, extremely modern for 1913, has no comparisons. Architectural books and studies start American International/Modern architecture of this caliber with Richard Neutra and Rudolph Schindler who did not create anything similar until the late 1920s and 1930s. The architect of this house is unknown, but he may have been Seattle based. The McIntyres perhaps brought plans down to San Diego. A drawing of the house on the corner of 32nd and Kalmia, part of the McIntyre project, which in some respects resembles this home, was engraved by the local Pacific Engraving Company which copied pictures and drawings for newspaper publication. Apparently that drawing came from elsewhere and A.B.McIntyre wanted it produced to advertise his project.

William McIntyre never lived here. The house awaited purchase by Percy J. Benbough, a city councilman and head of the fire and sewers department, who also bought eight other homes on this block in 1913 for himself and family members. The November 9, 1913 edition of the San Diego Union announced this \$70,000 deal as "one of the largest sales of improved residence properties ever made in the city," and included a picture of the block.

Benbough, his wife, Grace Legler Benbough, and their two sons, Percy Jr. and Legler, moved into this modern home which may have been too stark for their tastes. Family pictures of 1916, show the fire chief and his children in front of a house that had been altered to a Spanish Eclectic style, obviously influenced by the ongoing Panama-California Exposition in San Diego. The front walkway now featured an arcade and a tile shed roof was placed above the entry. All redwood siding was covered with stucco. The upstairs window enclosure off the master bedroom was converted to a solarium.

P.J. Benbough, who became mayor of San Diego in the 1930s, was born April 14, 1884, in Watford, England, a son of Isaac William and Sarah Ann Benbough. The Benbough family moved to San Diego in 1889. Percy attended local schools, and commenced his professional career in the men's clothing and haberdashery business with his brother, Charles, under the firm name of Benbough Brothers, which became Benbough and Gillions in 1915. In addition to his service as a city councilman during this time, he also entered the mortuary business; he became vice-president of Greenwood Cemetery Association in 1917.

Benbough married Grace Legler, a native of Kansas and 1903 graduate of the University of Kansas, in 1906. Socially active, she was a member of the Altrusa Club of San Diego, the San Diego Symphony, the San Diego Opera Guild, the Fine Arts Society, and Pi Beta Phi national women's sorority.

In 1918, Benbough's widowed mother, Sarah, inhabited the residence. From 1919 through the end of the 1930s, the house was utilized as a rental. Most noteworthy of those tenants was Harry A. Guthrie, secretary-treasurer of the Marston Company, who lived here from 1934 to 1938. Guthrie, born in Woodward, Indiana, came to San Diego in 1926, from Los Angeles, where he worked as office manager for the May Company. Active in Catholic church welfare work, he also served as treasurer and director of the University Club.

In 1939, John R. Adams, and his wife, Jane, bought the house. Dr. Adams served at this time as

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 5 *Resource Name or # (Assigned by recorder) Benbough/Adams House
Recorded by Kathleen Flanigan Date July 2000 ☒ Continuation ☐ Update

*B10

head of the English department at San Diego State College. Hired by the institution in 1928, his impact went beyond the 40 years he served on the faculty. Adams, who authored a book on Harriet Beecher Stowe, also chaired the humanities department. A native of Cincinnati, he was raised in Detroit and received his bachelor's degree from the University of Michigan at age 19. With receipt of a master's degree from the same institution, he taught English at that university before moving to Seattle where he joined the faculty of the University of Washington. He earned his Ph.D from the University of Southern California in 1940. In 1977, the John R. Adams Humanities Building at San Diego State University was dedicated in his honor. The Adams couple owned and resided in this house through 1943.

From 1950 through 1955, David Cavallin, a teacher in San Diego Unified School District lived here with his wife, Marian. Daniel McDade, a machinist at Ryan Aircraft, and his wife, Viola, inhabited the home from 1958 through 1962.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1

Other Listings _____
Review Code _____ Reviewer _____ Date September 2000

Page 1 of 3

*Resource Name or #: (Assigned by recorder) W.A. McIntyre Spec House

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *

a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Point Loma Date: 1975 T 16S ; R 3W ¼ of Sec; B.M.: _____

c. Address: 3155 Kalmia Street City San Diego Zip: 92104

d. UTM: (Give more than one for large or linear resources) Zone; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Burlingame, Block B, Lot 6, APN# 539-044-06

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This 2-story Prairie style house with Craftsman influence, located in the Burlingame neighborhood, is an integral part of that area's early development which commenced in 1912. This structure, one of ten built by Seattle contractors A.B. and William A. McIntyre on Block B, was owned by William McIntyre and erected as a spec house. All homes in this tract feature distinctive and innovative designs and exhibit exceptional craftsmanship both on the exterior and within. This residence is one of the best preserved of the group. Built on a concrete foundation, this stucco and cedar shingled asymmetrical house is crowned with low pitched hipped asphalt shingled roofs with wide overhanging eaves and exposed wood rafters. (See Continuation Sheet)



*P3b. Resource Attributes: (List attributes and codes) Single Family Residence-HP2

P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District
☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) North facing facade, July 12, 2000, #10

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1912-1913 per Building Permit and Notice of Completion

*P7. Owner and Address:
Sandra Tomita/Larry Berkowitz
3155 Kalmia Street
San Diego, California 92104

*P8. Recorded by (Name, affiliation, and address): Kathleen Flanigan
1927 Chicago Street, Unit B
San Diego, California 92110

*P9. Date Recorded: September 2000

*P10. Type of Survey: (Describe) N/A

*P11. Report Citation (Cite survey report and other sources, or enter "none"). None

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 2 of 3 *Resource Name or # (Assigned by recorder) W.A. McIntyre Spec House

*Recorded by Kathleen Flanigan Date September 2000 ☒ Continuation ☐ Update

*P3a.

An entrance porch on the right side of the front facade features square wood supports which uphold a wood shingled balcony above. A shingled attached wall extends the porch space along the front facade. Numerous wood sash double hung windows with basic wood surrounds present interesting Prairie influenced geometric patterns in the top halves and admit abundant light into the house. A few fixed and casement wood sash windows display the same design motif. A modified bay window ensemble extends from the stuccoed first story to the left of the entrance and on the east facing facade. The original wood door with rectangular and square beveled glass partitions and the decorative sidelights with Prairie block designs around the edges complement the other windows. Post 1940 alterations to the structure include the enclosure of a sleeping porch at the rear of the property and the addition of a single story room also at the rear. The original garage was demolished after 1940; the current garage, built in 1999, occupies the same location as the original.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3

Primary # _____
HRI# _____

*NRHP Status Code 5S1
*Resource Name or # (Assigned by recorder) William A. McIntyre Spec House

B1. Historic Name: William A. McIntyre Spec House
B2. Common Name: _____
B3. Original Use: Residence B4. Present Use Residence
*B5. Architectural Style: Prairie with Craftsman Influence
*B6. Construction History: (Construction date, alterations, and date of alterations)

Alterations to this 1912-1913 home, include the enclosure of a sleeping porch on the second story at the rear and a one story addition also at the rear, accomplished after 1940. A 1999 garage replaced the original structure, demolished after 1940.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

*B8. Related Features:

B9a. Architect: Unknown B9b. Builder: McIntyre Building Company/ Russell Brothers

*B10. Significance: Burlingame Development/Prairie/Craftsman Architecture Area: Burlingame

Period of Significance 1912-1913 Property Type Residence Applicable Criteria HP2
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is important under Criterion C because it represents an outstanding example of Prairie style architecture with Craftsman influence in the McIntyre development of Block B in Burlingame. The McIntyre Building Company included father A.B. McIntyre and his five sons, one of which, William A. McIntyre, owned this lot. The McIntyres came from Seattle where they had built 200 residences in the Capital Hill section. This house, as unique and innovative as the rest on Block B, presented a creative approach to Prairie architecture. The geometric design in the wood framed glass windows and the stucco and wood shingled exterior with inviting front porch accentuate the structure. The interior exudes richness with its lavish display of moulding around windows and doorways and its pocket doors fashioned from birch and Douglas fir. Expert craftsmanship can be noted in this dwelling as well as throughout the entire McIntyre development. The McIntyres obviously overestimated their ability to build this house as well as the others in this tract in a timely and cost effective manner, so the job of finishing the structure, fell to the local Russell Brothers firm.

Upon completion of the dwelling on May 29, 1913, it apparently remained vacant. City councilman and fire and sewer chief, Percy Benbough, purchased this house, along with 8 others in Block B in November 1913. He did not live here. Title to the home passed through several owners between 1914 and 1918 who also did not reside at this address. In 1918, T.M. and Anna Coghlan bought the property and inhabited the residence with their two daughters, A. Marie and Bessie M., who became local teachers. Henrietta Van Dam assumed ownership of the home in 1925 and lived here until Sheldon K. Brown, manager for Glen Abbey Memorial Park, and his wife, Jean Hervey Brown, purchased it and moved in in 1955. Mr. Brown, who became vice-president of Glen Abbey, and his family, resided here until 1976.

B11. Additional Resource Attributes: (List attributes and codes HP2)

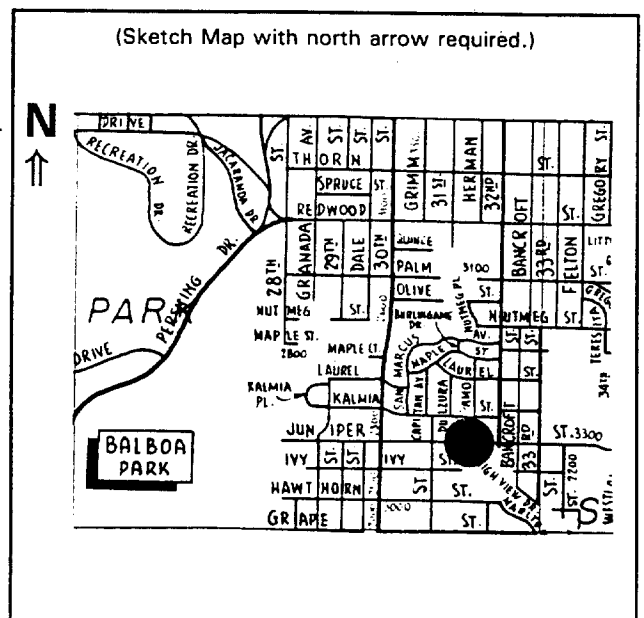
*B12. References: (See Appendix)

B13. Remarks:

*B14. Evaluator: Kathleen Flanigan

Date of Evaluation: September 2000

(This space reserved for official comments.)



1. LOCATION DESCRIPTION

Street No. 3004 Laurel Street, San Diego
Legal Description Lots 3 and 4, Block H,
Other Identification Burlingame Addition

2. NAME OF SITE

Dr. Harry & Rachel Granger Wegeforth
Home

3. OWNERSHIP DATA

Original Dr. Harry Wegeforth
Present James P. & Billie J.
Address Wucher, 3004 Laurel St.
San Diego, California

4. FACTUAL DETAILS

Original Use Residence
Present Use Residence
Architect William H. Wheeler
Builder McFadden & Buxton System Firm
Date or Period 1912
Other

5. PHYSICAL DETAILS

Style
No. of Stories Two
Wall Construction Wood/stucco
Condition Rehabilitated inside and
on exterior.
Exterior Interior

6. OTHER COMMENTS

SUMMARY: HISTORICAL SIGNIFICANCE AND NOTABLE FEATURES

See Report Following

LOCATION MAP (Optional)

See attached Maps



10. TRANSMITTAL RECORD

Date	Date
Bldg Insp	Site Owner
Community Dev.	Fire Dept.
Engineering	Prks. & Publ. Bldg
	Planning

11. NAME AND ADDRESS OF RECORD OWNER

Mr & Mrs. James Wucher,
3004 Laurel Street,
San Diego, CA., 92104

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code 5D2

PRIMARY RECORD

Other Listings _____

Review Code _____ Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3048 Laurel Street, APN 453-713-19

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3048 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-19; Legal Description: L19 BI TR1402/; Thomas Bros. Map

Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

For more information please see HRB# 438. The house is located in the community of Burlingame. This site is a City landmark site #438 designated on September 9, 2000.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0001773.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1912 TRW Data Assessor

* P7. Owner and Address:

Bowen Art/Jt

3048 Laurel St

San Diego Ca 92104-5035

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 07/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D2

* Resource Name or #: 3048 Laurel Street, APN 453-713-19

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction, with effective improvements dating from [19]93

* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date _____ Original Location: _____

* B8. Related Features:

This site is City of San Diego Historical Landmark #438. The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

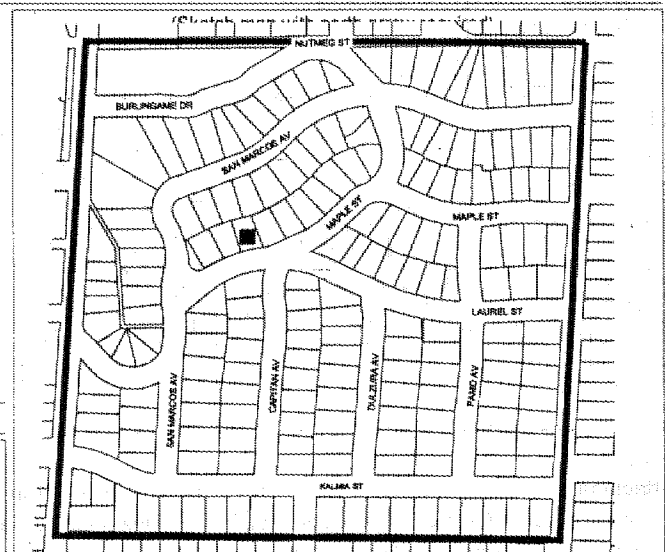
B13. Remarks:

Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

(This space reserved for official comments.)



CITY OF SAN DIEGO HISTORICAL SITE BOARD REGISTER

NO. 124

LOCATION DESCRIPTION

Street No. 2516 San Marcos Ave., San Diego, CA
Legal Description See Appendix , attached
Other Identification

2. NAME OF SITE

"The Fulford Bungalow No. 1"
2516 San Marcos Ave., San Diego,
CA

FACTUAL DETAILS

Original Use Model Home
Present Use Home
Architect Carleton Monroe Winslow
Builder Carl Kleinschmidt
Date or Period December 11, 1913
Other See attached Historical Report

3. OWNERSHIP DATA

Original Mary W. Fulford
Present Douglas E. & Jerilyn S. Jones
Address 2516 San Marcos Avenue
San Diego, CA 92104

5. PHYSICAL DETAILS

Style Craftsman
No. of Stories two
Wall Construction wood
Condition

Exterior excellent Interior excellent

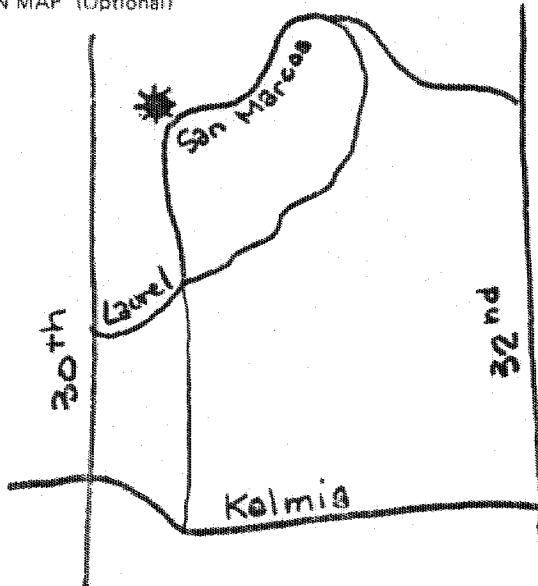
OTHER COMMENTS

See Architect's Report, attached

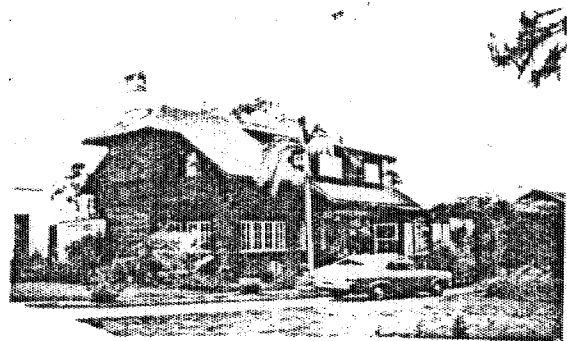
SUMMARY: HISTORICAL SIGNIFICANCE AND NOTABLE FEATURES

The Fulford Bungalow No. 1 is historically significant as one of Carleton Monroe Winslow's first commissions in the San Diego area, which still reflects the East coast influence in comparison to Winslow's later Mediterranean style in Southern California. The Swiss Chalet detailing lends a whimsical flavor to an integral element of a three-unit compound. Although the "fairy-tale" style of this house differs from the other two in the compound, the use of a common material (redwood) and scale help make the three a harmonious unit. While the three houses were conceived as a compound, each house is architecturally significant enough to warrant historical designation on its own merits.

LOCATION MAP (Optional)



9. PHOTOGRAPH



10. TRANSMITTAL RECORD

Date

Date

11. NAME AND ADDRESS OF RECORD OWNER

Mr. and Mrs. Douglas E. Jones
2516 San Marcos Avenue
San Diego, California 92104

dg. Insp.

Site Owner

Community Dev.

Fire Dept.

Engineering

Prks. & Pub. Bldg.

Planning

CITY OF SAN DIEGO HISTORICAL SITE BOARD REGISTER

NO. 125

1. LOCATION DESCRIPTION

Street No. 2518 San Marcos Ave., San Diego, CA
Legal Description See Appendix , attached
Other Identification

2. NAME OF SITE

CA "The Fulford Bungalow No. 2"
2518 San Marcos Ave., San Diego, CA

3. OWNERSHIP DATA

Original Mary W. Fulford
Present Azalea P. Gorby, estate of
Address 2518 San Marcos Ave.
San Diego, CA 92104

4. FACTUAL DETAILS

Original Use Model Home
Present Use Home
Architect Carleton Monroe Winslow
Builder Carl Kleinschmidt
Date or Period December 11, 1913
Other See attached Historical Report

5. PHYSICAL DETAILS

Style Craftsman (Shingle Style)
No. of Stories two
Wall Construction wood
Condition

6. OTHER COMMENTS

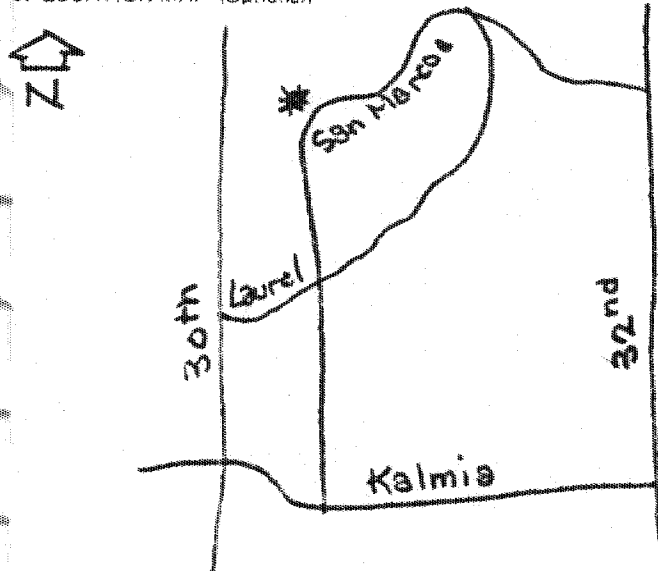
See Architect's Report, attached

Exterior excellent Interior good *
*significant modifications to original

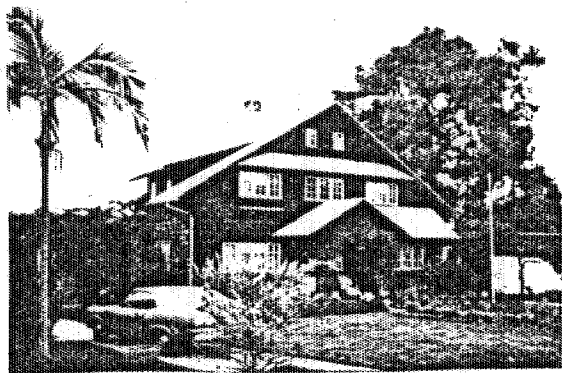
7. SUMMARY: HISTORICAL SIGNIFICANCE AND NOTABLE FEATURES

The Fulford Bungalow No. 2 is historically significant as one of Carleton Monroe Winslow's first commissions in the San Diego area, which still reflects the East coast influence in comparison to Winslow's later Mediterranean style in Southern California. This shingle style bungalow is the focal point of a three-unit compound, relating to New England planning style of the day. The virtually unchanged exterior of this well-maintained home is an outstanding example of Winslow's early work and experimentation with California materials (redwood) while still reflecting Winslow's eastern background. While the three houses were conceived as a compound, each house is architecturally significant enough to warrant historical designation on its own merits.

8. LOCATION MAP (Optional)



9. PHOTOGRAPH



10. TRANSMITTAL RECORD

Date

Date

Bldg. Insp.
Community Dev.
Engineering

Site Owner
Fire Dept.
Prks. & Pub. Bldg.
Planning

11. NAME AND ADDRESS OF RECORD OWNER

Mrs. Azalea P. Gorby
2518 San Marcos Avenue
San Diego, California 92104

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D2

PRIMARY RECORD

Other Listings _____

Review Code _____ Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 2519 San Marcos Avenue, APN 453-713-02

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 2519 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

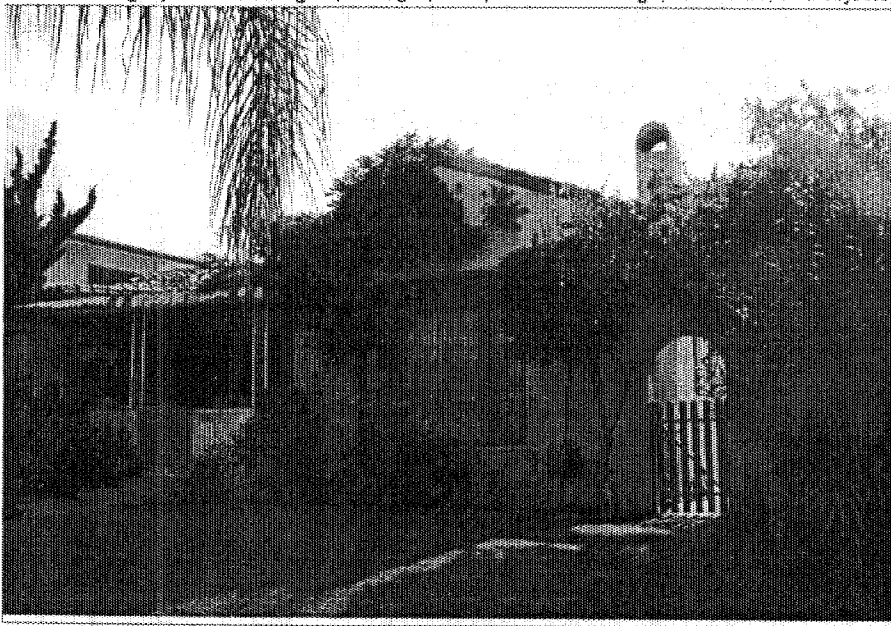
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-713-02; Legal Description: L2 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This site is City of San Diego Historical Landmark #454. For more information see HRB #454. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002976.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1935 TRW Data Assessor

* P7. Owner and Address:

Karam Jean J & Judy A/Jt

2519 San Marcos Ave

San Diego Ca 92104-5031

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 07/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D2

* Resource Name or #: 2519 San Marcos Avenue, APN 453-713-02

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1935 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date _____ Original Location: _____

* B8. Related Features:

The house is a City of San Diego locally designated landmark #454. The house was designated based on the original owner and on style and quality of architecture. The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

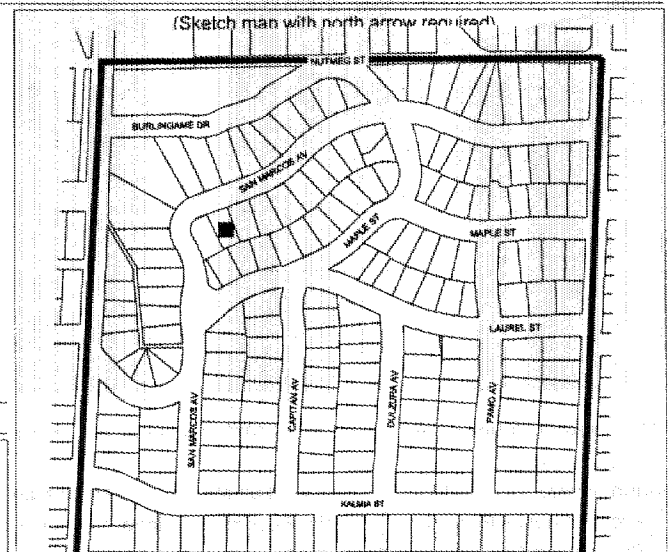
B13. Remarks:

Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

(This space reserved for official comments.)



CITY OF SAN DIEGO HISTORICAL SITE BOARD REGISTER

NO. 126

1. LOCATION DESCRIPTION

Street No. 2520 San Marcos Ave., San Diego, CA
Legal Description See Appendix , attached
Other Identification

2. NAME OF SITE

"The Fulford Bungalow No. 3"
2520 San Marcos Ave., San Diego, CA

4. FACTUAL DETAILS

Original Use Model Home
Present Use Home
Architect Carleton Monroe Winslow
Builder Carl Kleinschmidt
Date or Period December 11, 1913
Other See attached Historical Report

3. OWNERSHIP DATA

Original Mary W. Fulford
Present Wayne and Virginia Taylor
Address 2520 San Marcos Avenue
San Diego, California 92104

5. PHYSICAL DETAILS

Style Craftsman (Shingle Style)
No. of Stories two
Wall Construction wood
Condition

6. OTHER COMMENTS

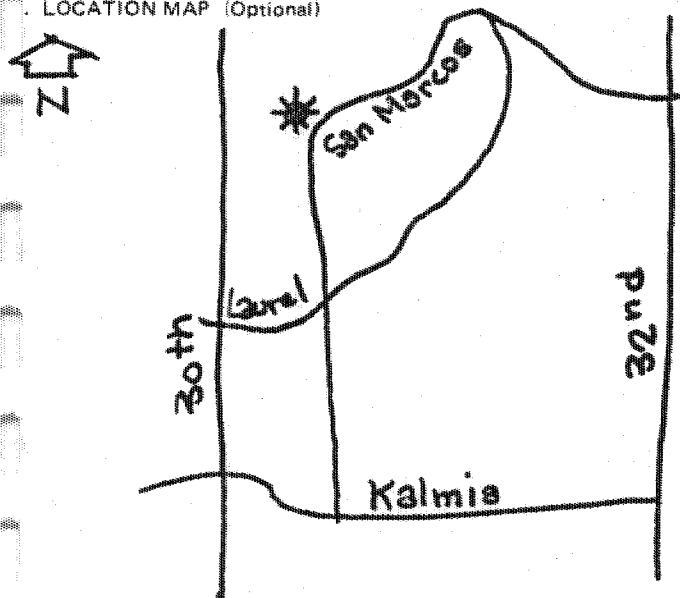
See Architect's Report, attached

Exterior excellent Interior excellent

7. SUMMARY: HISTORICAL SIGNIFICANCE AND NOTABLE FEATURES

The Fulford Bungalow No. 3 is historically significant as one of Carleton Monroe Winslow's first commissions in the San Diego area, which still reflects the East coast influence in comparison to Winslow's later Mediterranean style in Southern California. This shingle style bungalow is an integral element of a three-unit compound, relating to New England planning style of the day. The virtually unchanged exterior of this well-maintained home is an outstanding example of Winslow's early work and experimentation with California material (redwood) while still reflecting Winslow's eastern background. While the three houses were conceived as a compound, each house is architecturally significant enough to warrant historical designation on its own merits.

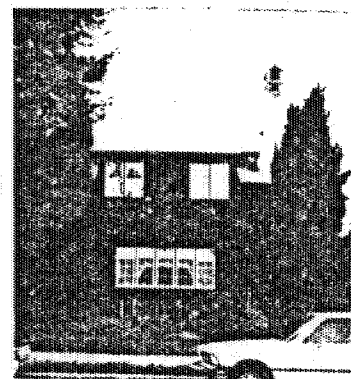
8. LOCATION MAP (Optional)



9. PHOTOGRAPH



Side



Front

10. TRANSMITTAL RECORD

Date

Date

Bldg. Insp.
Community Dev.
Engineering

Site Owner
Fire Dept.
Prks. & Pub. Bldg.
Planning

11. NAME AND ADDRESS OF RECORD OWNER

Mr. and Mrs. Wayne Taylor
2520 San Marcos Avenue
San Diego, California 92104

Primary #

HR #

Trinomial

NRHP Status Code 5D2

PRIMARY RECORD

Other Listings

Review Code Reviewer

Date

Page 1 of 2

* Resource Name or #: 2523 San Marcos Avenue, APN 453-713-04

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2523 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 453-713-04; Legal Description: L4 BI TR1402/; Thomas Bros. Map Reference: 60-F5

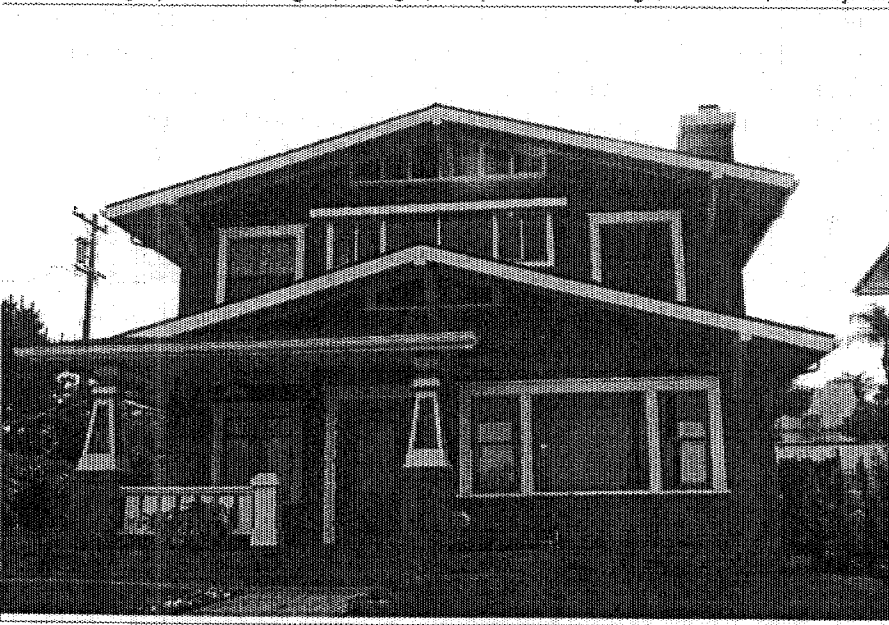
* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This site is City of San Diego Historical Landmark #457. For more information see HRB #457. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002978.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1914 TRW Data Assessor

* P7. Owner and Address:

Kelly Gareth and Elizabeth

2523 San Marcos Ave

San Diego Ca 92104-5031

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 07/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D2

* Resource Name or #: 2523 San Marcos Avenue, APN 453-713-04

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1914 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date _____ Original Location: _____

* B8. Related Features:

This house is a City of San Diego locally designated landmark #457. It was designated based on community history, architecture, and master architect. The building is within the Burlingame Historic District.

B9a. Architect: William Henry Wheeler

b. Builder: Unknown

* B10. Significance: Theme Architecture/Architect

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

(This space reserved for official comments.)

